



Property Data Sheet

Municipal Name	County of Albany
Project Name	Central Warehouse Demolition

- ✓ Complete an Individual Property Data Sheet for each property in this application.
- ✓ Limit description to the space provided on this form.
- ✓ Attach a photograph of the building façade for each property.
- ✓ Attach a Site Control Affidavit for non-municipally owned properties.
- ✓ Attach letters of commitment for ALL financing sources

Property Name/Address	143 Montgomery St. Albany, NY 12207
Size (in square feet):	495,000
Is the municipality the owner of this property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If NO, Name of Property Owner:	CW Skyway, LLC
Is the property owner an official of the applicant municipality, or spouse, son or daughter of a municipal official?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Assessed Value of Property	\$ 200,000.00	Date of Last Assessment	6/30/20
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Is the building/property located in a Brownfield Opportunity Area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If YES, provide name of zone/area: North Warehouse Area
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In specific terms, describe the reuse strategy for this property. This application contemplates the long term need to solve the Central Warehouse problem that plagues the Albany skyline. For more than 40 years this eyesore has slowly rotted in front of the entire region as multiple, well intentioned groups sought to save it from the wrecking ball. Unfortunately, a combination of circumstances has led to the determination that the only possible path is demolition. A previous application sought funding to redevelop the building, but that is no longer feasible and as such we are seeking funding to clear the site and prepare it for future development.	
Estimated start date:	6/15/24
Estimated completion date:	5/15/25
Describe status of permits, zoning, or other regulatory requirements. No zoning change is required. A demolition permit will be obtained from the City of Albany Department of Buildings and Regulatory Compliance. Prior to a demolition permit being granted, approval from the City of Albany Planning Commission will be required. A construction activity permit from the NYSDEC will also be required.	

Property Data Sheet - Individual Property Budget

Check One in Each Column

Building Type* (Upon Project Completion)	Type of Construction (Commercial/Mixed-Use Only)	Building Category*	Project Type*
Residential Commercial Mixed-Use	Office - Class A Office - Class B Office - Class C Office - Class D Light Mfg - Class A Light Mfg - Class B Light Mfg - Class C Light Mfg - Class D Retail - Class C Retail - Class D	Vacant Abandoned ✓ Surplus Condemned	Demolition ✓ Deconstruction Rehabilitation Reconstruction

*See Guidelines Section 7 for Definitions.

Funding Request Calculations

- Please complete the applicable calculations for your project.
- See Guidelines Section 5 for Commercial and HazMat Allowance Charts.
- Please note, that the funding requests cannot exceed the project budget.
- The funding request cannot exceed the municipal funding cap, found in Section 5 of the guidelines.
- Please enter square footage for each category, even when it does not apply. If you are not seeking HazMat reimbursement, please enter 0.
- Please be patient as the residential calculations take some time to update.

COMMERCIAL PROJECTS

RNY Funding Calculations for Commercial DEMOLITION Projects								
(Demolition Allowance	x	Total Sqft)	+	(HazMat Allowance	x	Total Sqft)	=	Maximum RNY Funding Request
\$ 14.73	x	495,000	+	\$ 92.96	x	495,000	=	\$ 53,308,530.00

RNY Funding Calculations for Commercial REHABILITATION/RECONSTRUCTION Projects								
(Construction Allowance	x	Total Sqft)	+	(HazMat Allowance	x	Total Sqft)	=	Maximum RNY Funding Request
	x		+		x		=	\$ 0.00

RESIDENTIAL PROJECTS

Enter 1 for Residential Projects _____

Does this project include affordable housing?

Yes – What percentage of the project includes affordable housing? _____ 0%

RNY Funding Calculations for Single Family/Apartment Style Residential DEMOLITION Projects						
Residential Allowance	+	(HazMat Allowance	x	Total Sqft)	=	Maximum RNY Funding Request
\$ 30,000.00	+		x		=	\$ 0.00

RNY Funding Calculations for Single Family Residential REHABILITATION/RECONSTRUCTION Projects						
Residential Allowance	+	(HazMat Allowance	x	Total Sqft)	=	Maximum RNY Funding Request
\$ 150,000.00	+		x		=	\$ 0.00

RNY Funding Calculations for Apartment Style Residential REHABILITATION/RECONSTRUCTION Projects										
Number of Apartments	x	Allowance	+	(HazMat Allowance	x	Total Sqft)	+	Affordable Housing Allowance	=	Maximum RNY Funding Request
	x		+		x		+		=	\$ 0.00

*If you have determined the project is eligible for the **Affordable Housing Allowance**, please enter “\$150,000” in the Affordable Housing Allowance prompt above. If not, please enter \$0.

RNY Funding Calculations for Single Family Residential DEMOLITION & REHAB/RECON Projects				
Demolition Funding Request Amount	+	Reconstruction Funding Request Amount	=	Total Funding Request
\$ 0.00	+	\$ 0.00	=	\$ 0.00

If your **Single-Family Residential project involves **both Demolition and Reconstruction**, please complete the individual Demolition and Reconstruction funding sections and add them together above for your Total Funding Request.

RNY Funding Calculations for Apartment Style Residential DEMOLITION & REHAB/RECON Projects			
Residential Demolition Funding Request Amount	+	Apartment Style Rehabilitation/ Reconstruction Funding Request Amount	= Total Funding Request
\$ 0.00	+	\$ 0.00	= \$ 0.00

If your **Apartment Style Residential project involves **both Demolition and Reconstruction**, please complete the individual Demolition and Reconstruction funding sections and add them together above for your Total Funding Request.

Please confirm your **Municipality’s Funding Cap** noted in Section 5 of the Guidelines here:
 \$ 10,000,000.00

PLEASE BE ADVISED THAT IF YOUR FUNDING REQUEST CALCULATED ABOVE EXCEEDS YOUR MUNICIPALITY’S CAP, YOU WILL NEED TO REDUCE YOUR REQUEST TO THE CAP AMOUNT.



Property Data Sheet – Sources and Uses Statement

Municipal Name: County of Albany		Property Assessment List Individual Property Number: 65.20-2-29				
Site Name and Address: Central Warehouse --- 143 Montgomery St. Albany, NY 12207						
Use of Funds		Source of Funds				
	Total	Restore	Muni	Equity*	Bank*	
Acquisition						
▪ Land	0.00					
▪ Building	0.00					
Subtotal	\$ 0.00	0.00	0.00	0.00	0.00	0.00
General Construction						
▪ New Construction	0.00					
▪ Renovation	0.00					
Subtotal	\$ 0.00	0.00	0.00	0.00	0.00	0.00
Infrastructure / Site Preparation						
▪ Demolition	7,218,300.00	5,583,200.00	1,635,100.00			
▪ Enviro Cleanup	4,416,800.00	4,416,800.00				
▪ Excavation / Grading	0.00					
▪ On-Site Streets	0.00					
▪ Parking	0.00					
▪ Water / Sewer	22,500.00		22,500.00			
Subtotal	\$ 11,657,600.00	10,000,000.00	1,657,600.00	0.00	0.00	0.00
Indirect / Soft Costs						
▪ Closing Costs	0.00					
▪ Contingencies	0.00					
▪ Engineering	376,000.00		376,000.00			
▪ Environmental Assessment	86,666.00		86,666.00			
▪ Fees	697,917.00		697,917.00			
▪ Inspections	121,869.00		121,869.00			
▪ Insurance	0.00					
▪ Legal Costs	50,000.00		50,000.00			
▪ Professional Service / Consultants	0.00					
Subtotal	\$ 1,332,452.00	0.00	1,332,452.00	0.00	0.00	0.00
LETTER OF COMMITMENT IS ATTACHED						
Other Costs						
•	0.00					
•	0.00					
•	0.00					
Subtotal	\$ 0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$ 12,990,052.00	\$ 10,000,000.00	\$ 2,990,052.00	\$ 0.00	\$ 0.00	\$ 0.00